

036.A

0004

0009.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

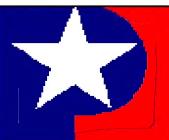
188,100 / 188,100

USE VALUE:

188,100 / 188,100

ASSESSED:

188,100 / 188,100



PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		ARIZONA TERR, ARLINGTON

OWNERSHIP

Owner 1:	COLARUSSO PROPERTIES LLC	Unit #:	3
Owner 2:			
Owner 3:			
Street 1:	22 MILL ST SUITE 305		
Street 2:			

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N
Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: COLARUSSO ANTHONY TRUSTEE -

Owner 2: ADEM REALTY TRUST -

Street 1: 22 MILL ST SUITE 305

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N
Postal: 02476 Type:

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily Brick Veneer Exterior and 580 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6011																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	188,100			188,100		125108
							GIS Ref
							GIS Ref
							Insp Date
							09/28/17

PREVIOUS ASSESSMENT								Parcel ID	036.A-0004-0009.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	188,100	0	.	.	188,100		Year end	12/23/2021
2021	102	FV	185,500	0	.	.	185,500		Year End Roll	12/10/2020
2020	102	FV	180,300	0	.	.	180,300	180,300	Year End Roll	12/18/2019
2019	102	FV	166,100	0	.	.	166,100	166,100	Year End Roll	1/3/2019
2018	102	FV	157,300	0	.	.	157,300	157,300	Year End Roll	12/20/2017
2017	102	FV	146,600	0	.	.	146,600	146,600	Year End Roll	1/3/2017
2016	102	FV	146,600	0	.	.	146,600	146,600	Year End	1/4/2016
2015	102	FV	138,400	0	.	.	138,400	138,400	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
COLARUSSO ANTHO	73575-554	1	11/1/2019	Convenience			1	No	No						
TERZAKIS JOHN T	27543-55		8/1/1997			44,000	No	No	Y						

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
9/28/2017										Measured	DGM	D Mann					
5/6/2000											197	PATRIOT					

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			Building Number 18.												
Sty Ht: 1	- 1 Story			A Bath: 1	Rating:															
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:															
Foundation: 1	- Concrete			A 3QBth: 1	Rating:															
Frame: 1	- Wood			1/2 Bath: 1	Rating:															
Prime Wall: 8	- Brick Veneer			A HBth: 1	Rating:															
Sec Wall: 1	%			OthrFix: 1	Rating:															
Roof Struct: 4	- Flat			OTHER FEATURES																
Roof Cover: 4	- Tar & Gravel			Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units 1												
Color: BRICK				A Kits: 1	Rating:			Level FY LR DR D K FR RR BR FB HB L O												
View / Desir:				Frl: 1	Rating:			Other												
GENERAL INFORMATION				WSFlue: 1	Rating:			Upper												
Grade: C - Average								Lvl 2												
Year Blt: 1965	Eff Yr Blt:							Lvl 1												
Alt LUC:	Alt %:							Lower												
Jurisdict:	Fact: .							Totals				RMS: 3	BRs: 1	Baths: 1	HB					
Const Mod:																				
Lump Sum Adj:																				
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN								
Avg Ht/FL: STD				Phys Cond: AV - Average	30. %			Exterior:	No Unit			RMS	BRS	FL						
Prim Int Wal: 2	- Plaster			Functional:	%			Interior:	1			3	1	0						
Sec Int Wall:	%			Economic:	%			Additions:												
Partition: T	- Typical			Special:	%			Kitchen:												
Prim Floors: 4	- Carpet			Override:	%			Baths:												
Sec Floors:	%			Total: 30.6 %				Plumbing:												
Bsmt Flr:								Electric:												
Subfloor:								Heating:												
Bsmt Gar:								General:												
Electric: 3	- Typical							Totals				1	3	1						
Insulation: 2	- Typical																			
Int vs Ext: S																				
Heat Fuel: 3	- Electric																			
Heat Type: 6	- Elec Base/B																			
# Heat Sys:																				
% Heated: 100	% AC: 100																			
Solar HW: NO	Central Vac: NO																			
% Com Wal	% Sprinkled																			
MOBILE HOME				Make:				Model:				Serial #:				Year:				
SPEC FEATURES/YARD ITEMS																Color:				
PARCEL ID 036.A-0004-0009.0																				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value		
More: N	Total Yard Items:				Total Special Features:								Total:							